



DESCRIPTION OF PROPOSAL:

Comprehensive Plan Amendment and zone change from R 4-10 and RSF to GC and GC-70

ADDRESS OF SITE OF PROPOSAL: (if not assigned yet, obtain address from Public Works before submitting application)

1604, 1616, 1622 S Bemis; 1527, 1603, 1606 S Assembly

APPLICANT:

Name: Land Use Solutions & Entitlement
Address: 9101 N Mt. View Lane Spokane WA 99218
Phone (home): 509-435-3108 **Phone (work):** Same
Email address: dhume@spokane-landuse.com

PROPERTY OWNER:

Name: WJL, LLC C/O Adrian Lawson
Address: 621 W Mallon Avenue Suite 509 Spokane WA 99201
Phone (home): **Phone (work):** 509-710-8872
Email address: adrian@aacdi.com

AGENT:

Name: Dwight Hume
Address: 9101 N Mt. View Lane Spokane WA 99218
Phone (home): **Phone (work):** 509-435-3108
Email address: dhume@spokane-landuse.com

ASSESSOR'S PARCEL NUMBERS:

25262.0401, 0402, 0403, 0405; 25262.0305; 25271.0408; 25271.0501, 0502, 0504

LEGAL DESCRIPTION OF SITE:

See Attached

SIZE OF PROPERTY:

1.68 + 1.65 = 3.33 acres * Does not include unbuilt streets

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Comprehensive Plan Map amendment and zone change from R 4-10 and RSF to GC and GC-70

Legal Description

Lots 10-15, Block 3 Garden Springs Addition; and

Lots 1-2 Block 4 Garden Springs Addition, and all that portion of Lot 3, Block 4, lying north of Sunset Hwy; together with, Lots 23-24 Block 4 and all that portion of Lot 22, Block 4, lying north of Sunset Hwy.

Together with:

Lots 22,23,24 Block 4 Argo Lilly Addition; and

Lots 1- 5 Block 5 Argo Lilly Addition, lying north of Sunset Hwy, together with vacated 16 ft. strip south of and adjacent thereto; and,

Lots 6-10, Block 5 Argo Lilly Addition, lying north of Sunset Highway; and

That portion of Lots 21,22,23,24, Block 5 Argo Lilly Addition, lying north of Sunset Highway.

End of Legal Description



DESCRIPTION OF THE PROPOSED AMENDMENT Please check the appropriate box(es):

- | | |
|---|---|
| <input type="checkbox"/> Comprehensive Plan Text Change | <input checked="" type="checkbox"/> Land Use Designation Change |
| <input type="checkbox"/> Regulatory Code Text Change | <input type="checkbox"/> Area-wide Rezone |

Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.

1. Summarize the general nature of the proposed amendment.
2. Why do you feel this change is needed?
3. In what way(s) is your proposal similar to or different from the fundamental concepts contained in comprehensive plan?
4. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal?
5. For map amendments:
 - a. What is the current Land Use designation and zoning for each affected parcel?
 - b. What is the requested Land Use designation and zoning for each affected parcel?
 - c. Describe the land uses surrounding the proposed amendment site(s); e.g., land use type, vacant/occupied, etc.
6. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal?
7. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Planning Services department's work program (e.g., neighborhood planning, public input on new regulations, etc.)?
8. Has there been a previous attempt to address this concern through a comprehensive plan amendment?

Yes No

If yes, please answer the following questions:

- a. When was the amendment proposal submitted?
- b. Was it submitted as a consistent amendment or an inconsistent amendment?
- c. What were the Plan Commission recommendation and City Council decision at that time?
- d. Describe any ways that this amendment proposal varies from the previously considered version.

Comprehensive Plan Pre-Application Supplement

General Questions:

- 1) Summarize the general nature of the proposed amendment.

To change the current land use category from R 4-10 to GC on vacant land located both, east and west of Assembly at Sunset and lying along the north side of W. Burch St. and to request GC-70 zoning on all parcels.

The portion lying west of Assembly is the location of the former Sunset Florist and Greenhouse, now vacant and is four parcels totaling, 1.65 acres. The portion lying east of Assembly consists of 5 parcels and totals 1.68 acres.

Neither portion includes future vacated rights of way. Which the owner intends to include in the future development of these parcels.

The purpose of the GC-70 zone is to allow possible retail and high rise residential due to the variable terrain limiting development potential.

- 2) Why do you feel this change is needed?

The R 4-10 designation is no longer the highest and best use of the property. The easterly portion is designated General Commercial, as is th land located south of the subject across Sunset Highway. The area formerly used for Sunset Florist was never residential and adjoins the intersection of Assembly and Sunset with a high-rise office building at the SWC of said intersection. Rock outcroppings will remain undevelopable and serve as a buffer to the west.

- 3) In what way(s) is your proposal like or different from the fundamental concepts contained in comprehensive plan?

The request is like the fundamental concepts of the comprehensive plan, as evidenced by the existence of the GC designation to the NE, E, SE and, south. All of that, including the subject, being served by Sunset Highway. It should be noted that Burch Street serves as an E/W frontage road to the request lying east of Assembly. Nevertheless, the vacant land lying along the south side of Burch Street, is owned by the state and is part of the Sunset Highway rights-of-way. So, for all intents and purposes, the subject property fronts the Sunset Highway with approximately 275 ft. of frontage.

- 4) For text amendments: What goals, policies, regulations or other documents might be changed by your proposal? *Not Applicable to this request.*

- 5) For map amendments:

- a. What is the current Land Use designation and zoning for each affected parcel?

R-4-10 and RSF zone

- b. What is the requested Land Use designation and zoning for each affected parcel?

General Commercial and GC-70 zone

- c. Describe the land uses surrounding the proposed amendment site(s); e.g., land use type, vacant/ occupied, etc.

North West: Vacant and Storage Building

North: Apartments

West: Vacant

East Apartments, and Hotels.

South: U-Haul Storage and Rental, Hotel and Office.

6) Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal? *No plans would affect this proposal*

7) Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Planning Services department's work program (e.g., neighborhood planning, public input on new regulations, etc.)?

The CPA is the only means of changing the zone from RSF to GC-70.

8) Has there been a previous attempt to address this concern through a comprehensive plan amendment? *No.*



DESCRIPTION OF THE PROPOSED AMENDMENT Please check the appropriate box(es):

(Inconsistent Amendments will only be processed every other year beginning in 2005.)

- | | |
|---|---|
| <input type="checkbox"/> Comprehensive Plan Text Change | <input checked="" type="checkbox"/> Land Use Designation Change |
| <input type="checkbox"/> Regulatory Code Text Change | <input type="checkbox"/> Area-wide Rezone |

Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.

1. General Questions (for all proposals):

- a. Describe the nature of the proposed amendment and explain why the change is necessary.
- b. How will the proposed change provide a substantial benefit to the public?
- c. Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies? Describe and attach a copy of any study, report or data, which has been developed that supports the proposed change and any relevant conclusions. If inconsistent please discuss how the analysis demonstrates that changed conditions have occurred which will necessitate a shift in goals and policies.
- d. Is this application consistent or inconsistent with the goals and policies of state and federal legislation, such as the Growth Management Act (GMA) or environmental regulations? If inconsistent, describe the changed community needs or priorities that justify such an amendment and provide supporting documents, reports or studies.
- e. Is this application consistent with the Countywide Planning Policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts? If inconsistent please describe the changed regional needs or priorities that justify such an amendment and provide supporting documents, reports or studies.
- f. Are there any infrastructure implications that will require financial commitments reflected in the Six-Year Capital Improvement Plan?
- g. Will this proposal require an amendment to any supporting documents, such as development regulations, Capital Facilities Program, Shoreline Master Program, Downtown Plan, critical areas regulations, any neighborhood planning documents adopted after 2001, or the Parks Plan? If yes, please describe and reference the specific portion of the affected plan, policy or regulation.
- h. If this proposal is to modify an Urban Growth Area (UGA) boundary, please provide a density and population growth trend analysis. Changes to the Urban Growth Area may occur only every five years and when the Board of County Commissioners (BoCC) reviews all UGA's countywide.

2. For Text Amendments:

- a. Please provide a detailed description and explanation of the proposed text amendment. Show proposed edits in "line in/line out" format, with text to be added indicated by underlining, and text to be deleted indicated with ~~strikeouts~~.
- b. Reference the name of the document as well as the title, chapter and number of the specific goal, policy or regulation proposed to be amended/added.

3. For Map Change Proposals:

- a. Attach a map of the proposed amendment site/area, showing all parcels and parcel numbers.
- b. What is the current land use designation? **R 4-10**
- c. What is the requested land use designation? **GC**
- d. Describe the land uses surrounding the proposed amendment site (land use type, vacant/occupied, etc.)

Existing: Vacant

North S/F, Storage, Apartments, and Hotel

East: Apartments and vacant

South: U Haul Catholic Charities, Office

West: Vacant and storage.

Comprehensive Plan Application Supplement

1. General Questions:

- a) Describe the nature of the proposed amendment and explain why the change is necessary.

The nature of the proposal is to change the designation from R 4 -10 to GC on approximately 3.3 acres located on both sides of Assembly at Sunset Hwy and/or Burch Street.

The subject property is within an area of General Commercial properties which have hotels, retail and or apartment uses. The highest and best use for this property is no longer R 4 -10 as evidenced by the vacancy and proximity to retail uses.

- b) How will the proposed change provide a substantial benefit to the public?

The proposed change to GC would allow some appropriate retail service to the nearby apartment tenants and add additional housing (apartments) to this area.

- c) Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies? Describe and attach a copy of any study, report or data, which has been developed that supports the proposed change and any relevant conclusions. If inconsistent please discuss how the analysis demonstrates that changed conditions have occurred which will necessitate a shift in goals and policies.

The request is consistent with LU 1.8 wherein, expansion of existing general commercial areas is allowed, when fronting an existing arterial and giving deference to existing land use patterns.

The subject request is vacant R-4-10 designated, but unused and vacant. It is surrounded by high density apartments, hotels, retail and office uses and fronts the Sunset Highway, with increasing traffic from continuous growth on the west plains.

This is clearly an in-fill with no impact to the surrounding land use pattern.

- d) Is this application consistent or inconsistent with the goals and policies of state and federal legislation, such as the Growth Management Act (GMA) or environmental regulations? If inconsistent, describe the changed community needs or priorities that justify such an amendment and provide supporting documents, reports or studies.

The request is consistent with applicable GMA regulations.

- e) Is this application consistent with the Countywide Planning Policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts? If inconsistent please describe the changed regional needs or priorities that justify such an amendment and provide supporting documents, reports or studies.

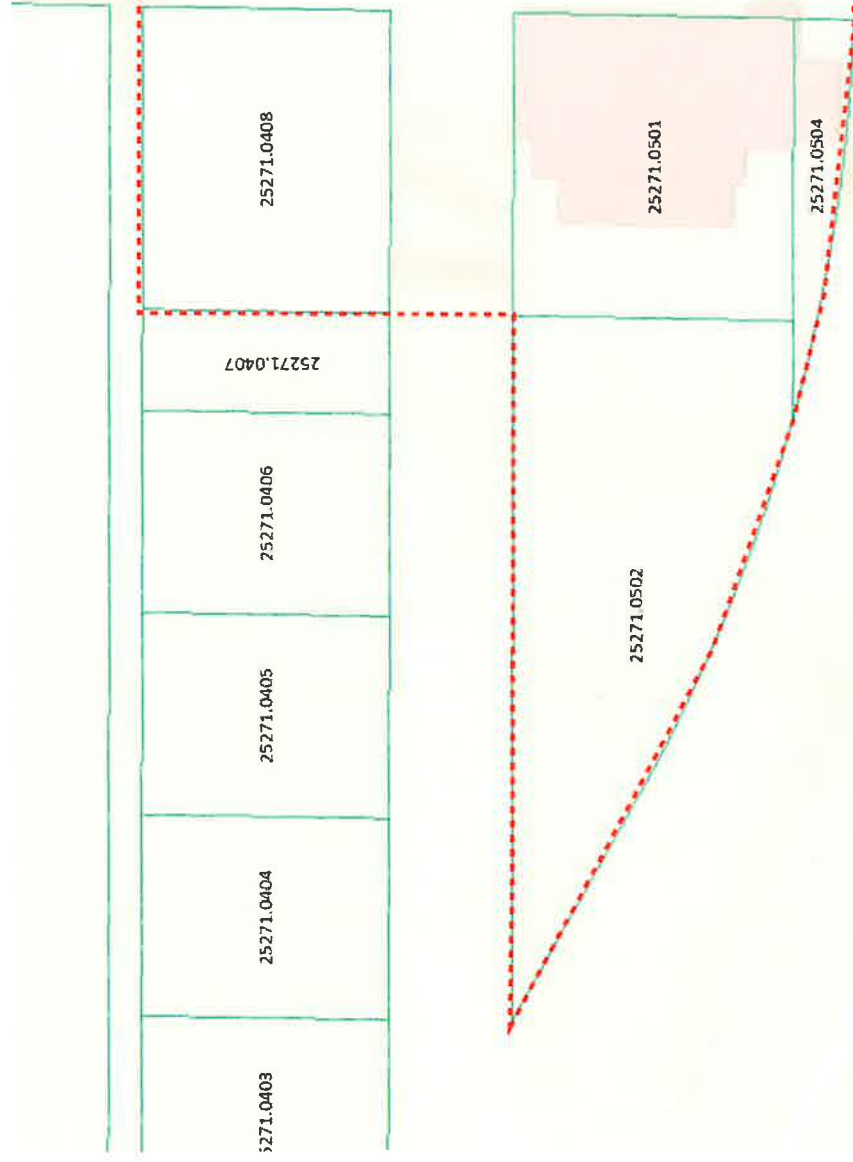
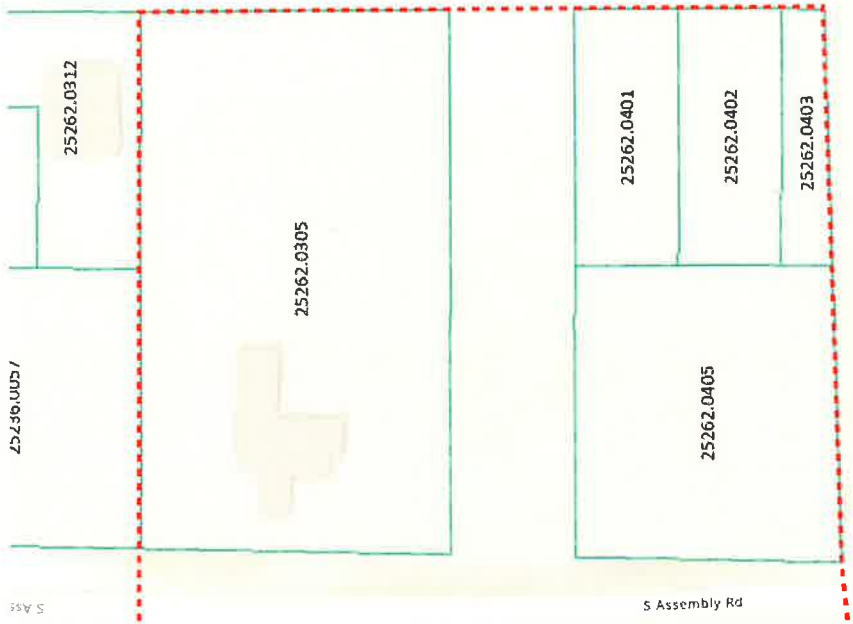
The request is consistent with the CWPP. No neighboring jurisdictions are affected and SRTC will provide comments and conditions under formal review of this application. Similarly, an analysis of capital facility services will be provided during the review process.

- f) Are there any infrastructure implications that will require financial commitments reflected in the Six-Year Capital Improvement Plan? *No new improvements are needed. Recent intersection and highway improvements were completed at Russel Rd and Sunset*
- g) Will this proposal require an amendment to any supporting documents, such as development regulations, Capital Facilities Program, Shoreline Master Program, Downtown Plan, critical areas regulations, any neighborhood planning documents adopted after 2001, or the Parks Plan? If yes, please describe and reference the specific portion of the affected plan, policy or regulations.

The requested change from R 4-10 to GC will not affect any applicable development regulations and/or programs.

- h) If this proposal is to modify an Urban Growth Area (UGA) boundary, please provide a density and population growth trend analysis. Changes to the Urban Growth Area may occur only every five years and when the Board of County Commissioners (BoCC) reviews all UGA's countywide.

Does not apply to this request.





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Comprehensive Plan Amendment from R 4-10 to GC

ADDRESS OF SITE OF PROPOSAL: (if not assigned yet, obtain address from Public Works before submitting application)

1604, 1616 and 1622 S Bemiss; 1527, 1603 and 1606 S Assembly

APPLICANT:

Name: Land Use Solutions & Entitlement c/o Dwight Hume
Address: 9101 N Mt' View Lane Spokane WA 99218
Phone (home): **Phone (work):** 509-435-3108
Email address: dhume@spokane-landuse.com

PROPERTY OWNER:

Name: WJL, LLC C/O Bill Lawson
Address: 621 W Mallon Avenue Suite 509 Spokane WA 99201
Phone (home): **Phone (work):** 509-710-8872
Email address: adrian@aacdi.com

AGENT:

Name: Land Use Solutions & Entitlement, Dwight J Hume
Address: 9101 N Mt. View Lane Spokane WA 99218
Phone (home): **Phone (work):** 509-435-3108
Email address: dhume@spokane-landuse.com

ASSESSOR'S PARCEL NUMBERS:

25262.0401, 0402, 0403, 0405, 25262.0305, 25271.0408, 25271.0501, 0502, 0504

LEGAL DESCRIPTION OF SITE:

See attached

SIZE OF PROPERTY:

3.33 acres

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

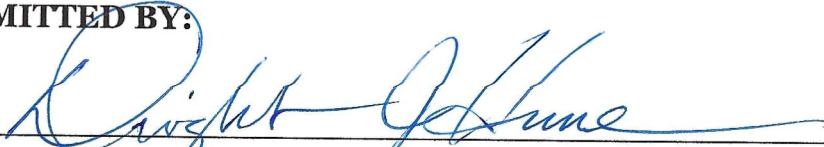
Comp Plan Map Amendment

**DOES OWNER/APPLICANT OWN PROPERTY ADJACENT TO SUBJECT PROPERTY?
If yes, provide all parcel numbers.**

All property is listed above.

I acknowledge, as a part of this application, that I am responsible for all notification requirements as described in SMC 17G.060. for public hearing and community meeting. Copies of these instructions are available from the Planning Services Department or on www.spokaneplanning.org.

SUBMITTED BY:



Applicant Property Owner Property Purchaser Agent

Legal Description

Lots 10-15, Block 3 Garden Springs Addition; and

Lots 1-2 Block 4 Garden Springs Addition, and all that portion of Lot 3, Block 4, lying north of Sunset Hwy; together with, Lots 23-24 Block 4 and all that portion of Lot 22, Block 4, lying north of Sunset Hwy.

Together with:

Lots 22,23,24 Block 4 Argo Lilly Addition; and

Lots 1- 5 Block 5 Argo Lilly Addition, lying north of Sunset Hwy, together with vacated 16 ft. strip south of and adjacent thereto; and,

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That portion of Lots 21,22,23,24, Block 5 Argo Lilly Addition, lying north of Sunset Highway.

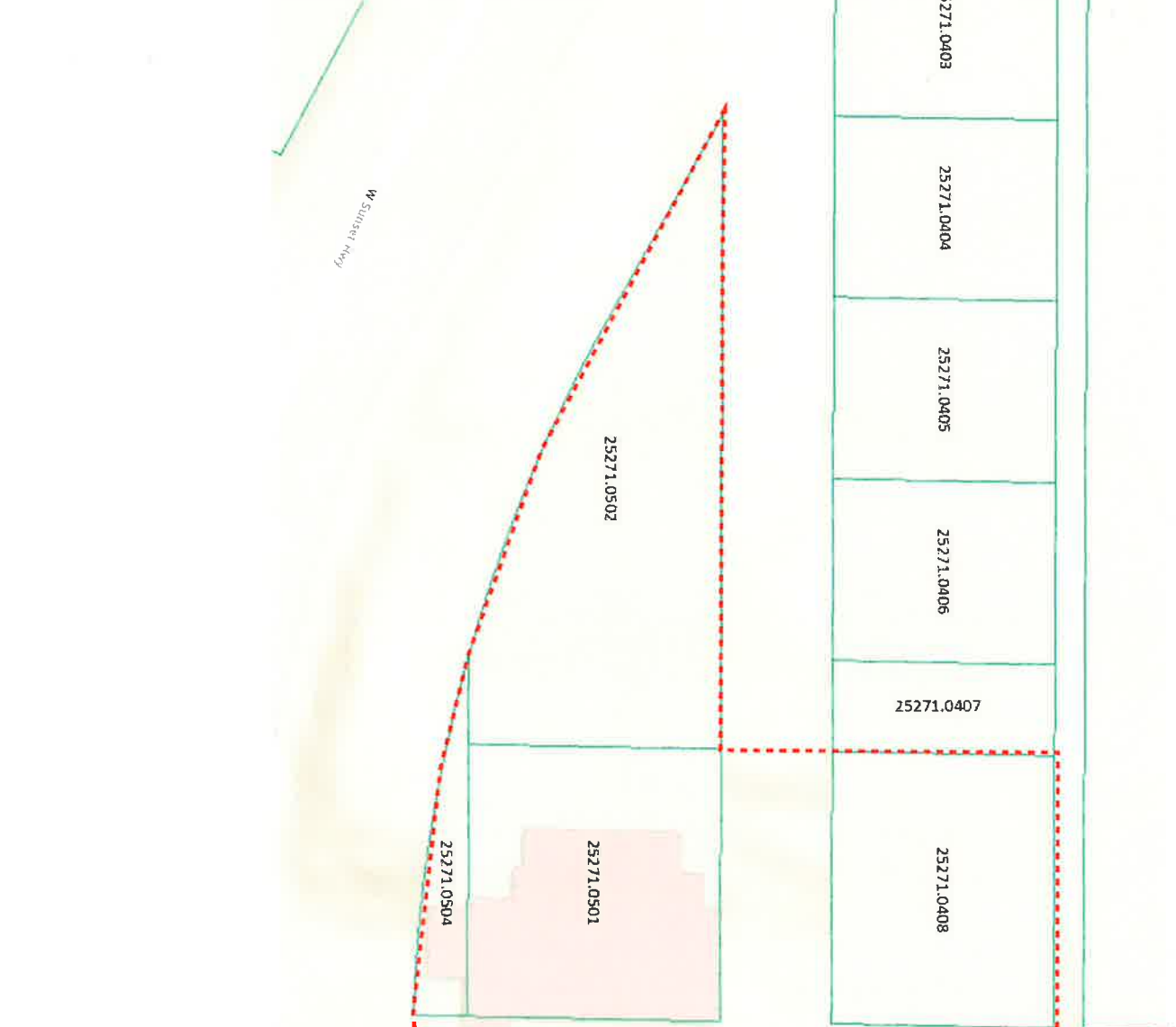
End of Legal Description



W. Street

W. Street

W. Street



W Sunset Hwy

S Assembly Rd

W Burch St

W Burch St

S Bemis St

S Bemis St

S Ass

25230.0007

25262.0312

25262.0

25262.0

From: dhume@spokane-landuse.com
Sent: Sunday, October 29, 2023 11:41 AM
To: 'hagy_w@icloud.com'
Subject: Annual Amendment Request City of Spokane
Attachments: City View Parcel Markup Lawson.pdf

William: I see that you are the current Chair of West Hills NC. The purpose of this email is to inform your neighborhood of a request to amend current vacant property, totaling 3.3 acres on a 50/50 split at Assembly and Sunset. It is the former Sunset Florist site and property located along Burch Street at Assembly on the east side of Assembly. My client is someone whom you would know, Bill Lawson, who is simply upgrading his investments, In this case it is currently RSF and he wishes to change that to GC-70 to enable possible high rise residential and maybe some retail to serve his residential tenants of this neighborhood in apartment projects that he has built and owns north of the subject. The reason he is doing GC-70 and not RHD, is because the limited site area and the rock terrain located along the west side. This zone would allow him to go higher and avoid the unbuildable portions. Currently he has no plans for construction immediately upon approval. More importantly, time needs to transpire to let the impacts of Catholic Charities settle down, if at all.

I have attached a parcel map of what is within this request. Let me know if you want me to attend a regular scheduled meeting of the WHNC. No hurry on that. The docketing review won't occur until late February or early March.

Dwight J. Hume

Land Use Solutions & Entitlement
9101 N Mountain View Lane
Spokane, WA 99218
509-435-3108